

Once Upon a Time in North Park Pauly's Addition Tract

By Katherine Hon

Early North Park developed in a patchwork of tracts, many of which were originally subdivided in the 1870s although few homes appeared until 1910 or later. Look under "Subdivision Name" on your property tax bill. The name holds clues to your neighborhood's history.

If you live in the area bordered by Alabama and Arizona streets on the west and east, and University Avenue and Upas Street on the north and south, you are in Pauly's Addition. Subdivision Map #65 for this neighborhood was filed April 1, 1873. Aaron Pauly was an original "forty-niner" and San Diego pioneer who came to the young town in 1869. He set up a large and successful general merchandise store at the foot of Fifth Street, renting the wharf and store from Alonzo Horton. Aaron Pauly, who was the first president of the San Diego Chamber of Commerce, ran the store with his sons Frederick and Charles W. Young George Marston was an assistant bookkeeper in this store for a year, and he took his meals at the Pauly home. Both Aaron and Charles entered the real estate business in 1875. Upon Charles's death in 1925, George Marston recalled, "It was my happy privilege to be a junior bookkeeper in the wonderful Pauly store when Fred, Charlie and George were adventurers together in the golden west." He said of his friend, "Mr. [Charles] Pauly has an honorable record in the history of our city: first as a merchant, then as a realtor, and in later years as a bank director. Pauly's addition is a tract of land northeast of Balboa park, a section of the city that was developed by Mr. Pauly. Other parts of the city have felt the touch of his guiding hand."

One of the earliest building permits in this tract was issued on February 2, 1910 for a home built by F. L. Edwards on Texas Street at the northeast corner of Landis Street. This rambling bungalow still graces the corner. Some of the best known Craftsman builders of the time worked in Pauly's Addition. Edward F. Bryans obtained a building permit for a frame cottage at 3694 Texas Street on March 14, 1912. It is still there, although the wooden façade is now stucco. Bryans also obtained a permit for a house at 3567 Mississippi Street on May 25, 1925. This home was built for Fred Bartlett, manager of Peerless Laundry, one of the earliest North Park businesses. Alexander Schreiber received a permit for a frame cottage and garage at 3545 Mississippi Street on March 31, 1922. Francesca Croxall-Bale, a rare female builder, obtained the building permit for 3535 Mississippi Street on November 19, 1928. The architectural designer team of Ralph Hurlburt and Charles Tifal obtained a building permit for the distinctive home on the northwest corner of Mississippi and Upas streets on December 3, 1924 for George M. Hawley Company, owner.

If you wonder why your North Park home is similar to your neighbor's house, you may find a common heritage by investigating its history. For example, in Pauly's Addition, John Pearson obtained a building permit for a Spanish Colonial Revival house at 3435 Texas Street on October 19, 1925, and permits for four similar houses on Mississippi Street in successive years, at 3530 on December 1, 1926; at 3536 on March 21, 1927; at 3544 on June 28, 1926; and at 3575 on January 23, 1928.